

# Industrial Unit | TO LET

3,167 sq ft | 294.18 sq m (approx.)

111 London Road, Sawbridgeworth, Hertfordshire CM21 9JJ

- CG Self-contained property providing flexible office, workshop and storage space
- CG Available mid November 2025
- CG Good parking to the front of the unit
- CG Excellent location, close to local amenities

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## Location

The premises are situated off the main London Road in a busy commercial area close to the centre of Sawbridgeworth. This attractive village in the heart of the M11 corridor is well suited for both Harlow and Bishop's Stortford, both about five miles, with easy access to the M11, which connects to the M25. Stansted Airport is six miles away and there is a mainline station about one mile away.

## Description

Well situated off London Road, which is a main through road from Bishop's Stortford to Harlow, this premises comprises good quality workshop/storage/office space. There is pedestrian door access in addition to a roller shutter which opens partially currently but, should a tenant wish to, they could amend to open fully. There is Cat II lighting and strip lighting, and the unit has a mixture of carpet and laminate floors. There are a number of partitioned rooms which can be made open plan, subject to Landlord's approval. The first floor is predominantly open plan providing space for storage or an office. There are also separate WCs and a kitchen to the rear of the ground floor.

Externally the unit has a forecourt for loading and adjacent car parking to the front providing a total of four parking spaces.

## Accommodation

Approximate gross internal area:

**Total**                      **294.18 sq m**    **3,167 sq ft**

## Rent

£28,000 + VAT per annum

## Building insurance

The building insurance premium is currently £771.49 inc IPT per annum.



## Business Rates

The property is listed in the 2023 rating List as £16,750.

Interested parties should make their own enquires with East Herts Council to confirm the rates payable.

## Services

We understand that electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Legal Costs

The Tenant is to contribute £1,500 + VAT towards the Landlord's legal fees.

## Terms

The property is offered by way of a new, fully repairing and insuring lease for a length and terms to be agreed.

## Viewings

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# Coke Gearing

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## VAT

The rent is subject to VAT.

## EPC

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